

083.0

0007

0009.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
829,300 / 829,300
829,300 / 829,300
829,300 / 829,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		PARK AVE EXT, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DESALVO MONICA A	
Owner 2: HANKIN MARKOS	
Owner 3:	
Street 1: 49 PARK AVE EXT	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: DESALVO MONICA A -
Owner 2: -
Street 1: 49 PARK AVE EXT
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

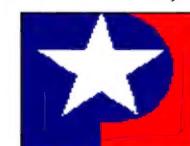
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8267		Sq. Ft.	Site		0	70.	0.81	6									467,605						467,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8267.000	361,000	700	467,600	829,300		52310
							GIS Ref
							GIS Ref
							Insp Date
							09/22/18



USER DEFINED

Prior Id # 1:	52310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 04:31:16
Prior Id # 2:	
Prior Id # 3:	
Date	Time
mmcmakin	
	6800
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	361,000	700	8,267.	467,600	829,300		Year end	12/23/2021
2021	101	FV	349,700	700	8,267.	467,600	818,000		Year End Roll	12/10/2020
2020	101	FV	349,600	700	8,267.	467,600	817,900		Year End Roll	12/18/2019
2019	101	FV	264,700	800	8,267.	460,900	726,400		Year End Roll	1/3/2019
2018	101	FV	273,100	800	8,267.	354,000	627,900		Year End Roll	12/20/2017
2017	101	FV	273,100	800	8,267.	334,000	607,900		Year End Roll	1/3/2017
2016	101	FV	273,100	800	8,267.	307,300	581,200		Year End	1/4/2016
2015	101	FV	257,500	800	8,267.	287,200	545,500		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESLVALO MONICA	76269-111		11/25/2020	Convenience		10	No	No	
KELLERMAN PARRI	57457-457		9/16/2011	Convenience			No	No	
DALTON LIAM G	40608-13		8/25/2003		450,000	No	No		
BOSCHO PETER	31717-409		8/15/2000		385,000	No	No		
LEIGHTON MARK/E	25839-55		11/22/1995		220,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2014	1665	Re-Roof	16,880					Strip and re-roof.
11/3/2005	1023	Addition	101,000			G7	GR FY07	HOME OFF, FRT ENT, ADD 8X25 WDK/REM-R
5/3/1995	247		8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	BS	Barbara S
8/13/2018	MEAS&NOTICE	CC	Chris C
11/21/2008	Meas/Inspect	163	PATRIOT
1/17/2001	MLS	MM	Mary M
11/13/2000	Hearing N/C	189	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	6 - Colonial			Full Bath:	1	Rating:	Average	BK; 19984 PG; 350.											
Sty Ht:	2 - 2 Story			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	3 - Brick or Stone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good												
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:	8 - Brick Veneer	15%		OthrFix:		Rating:													
Roof Struct:	3 - Gambrel			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average												
Color:	BLUE			A Kits:		Rating:													
View / Desir:				Frl:		Rating:													
GENERAL INFORMATION				WSFlue:		Rating:													
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt:	1930	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	6	3							
Sec Int Wall:		%		Economic:			%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:		%			Total:	18.6	%	Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	130.00			Heating:											
Bsmnt Gar:				Size Adj.:	1.30921650			General:											
Electric:	3 - Typical			Const Adj.:	1.02448750														
Insulation:	2 - Typical			Adj \$ / SQ:	174.366														
Int vs Ext:	S			Other Features:	70618														
Heat Fuel:	2 - Gas			Grade Factor:	1.10														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:	100	LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	443492														
% Com Wal		% Sprinkled:		Depreciation:	82489														
				Depreciated Total:	361002														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:				Juris. Factor:		Before Depr:	191.80												
Model:				Special Features:	0	Val/Su Net:	132.19												
Serial #:				Final Total:	361000	Val/Su SzAd:	226.64												
Year:				Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID				083.0-0007-0009.0				IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	1 10X8		A	AV	1996	0.00	T	18.4	101							
19	Patio	D	Y	1 20x12		A	AV	1996	3.81	T	18.4	101			700			700	
More: N				Total Yard Items:				700	Total Special Features:							Total:	700		